

Exhibit “A”

**Crown Village Property
Metes and Bounds Description**

METES AND BOUNDS DESCRIPTION
PROPERTY ACQUIRED BY
CROWN VILLAGE FARM, LLC
ELECTION DISTRICT NO. 9
MONTGOMERY COUNTY, MARYLAND

Being all of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from (i) Catherine Virginia Stinson; (ii) Kenneth Crown, Personal Representative of the Estate of Charlie O. Crown, Deceased, (also known as Charles Oliver Crown and Charles O. Crown); (iii) Lorraine B. Crown, individually and as Personal Representative of the Estate of James Forrest Crown, Deceased, (also known as James F. Crown) by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 506; also being all of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from Lorraine B. Crown, surviving tenant by the entireties of James Forrest Crown, also known as James F. Crown, by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 517; also being all of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from Kenneth Crown, Personal Representative of the Estate of Charlie O. Crown, Deceased, (also known as Charles Oliver Crown and Charles O. Crown) by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 527; also being all of the property acquired by Crown Village Farm, LLC, a Delaware limited liability company, from Catherine C. Stinson and Clyde A. Stinson by deed dated September 14, 2005 and recorded among the Land Records of Montgomery County, Maryland in Liber 30800 at folio 537 and being more particularly described as follows:

Beginning for the same at a rebar found on the easterly right of way line of Sam Eig Highway as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 259 and at the beginning of the 1st or North 20° 03' 28" East, 600.69 foot line described in Liber 30800 at folio 506; thence running with the 1st through 4th lines described in Liber 30800 at folio 506 and binding on the easterly right of way line of Sam Eig Highway as shown on Montgomery County, Maryland Department of Transportation Right of Way Plats 256, 257 and 259 the following 4 courses and distances

1. North $20^{\circ} 03' 28''$ East, 600.69 feet, tangent, to a point of curvature; thence
2. 518.22 feet along the arc of a curve deflecting to the right, having a radius of 3741.73 feet
(chord: North $24^{\circ} 01' 32''$ East, 517.81 feet) to a point of compound curvature; thence
3. 304.75 feet along the arc of a curve deflecting to the right, having a radius of 2799.79 feet
(chord: North $31^{\circ} 06' 41''$ East, 304.60 feet) to a point; thence non-tangent
4. North $56^{\circ} 06' 48''$ East, 79.04 feet to a point at the beginning of the 5th line described in Liber 30800 at folio 506; thence running with said 5th line and binding on the on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 256 the following course and distance
5. North $87^{\circ} 05' 41''$ East, 234.25 feet to an iron pipe found at the beginning of the 6th line described in Liber 30800 at folio 506; thence running with said 6th deed line, with the 1st line described in the aforesaid deed recorded in Liber 30800 at folio 537 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following course and distance

6. North $84^{\circ} 48' 15''$ East, 300.24 feet to a point; thence running with the 2nd and 3rd lines described in Liber 30800 at folio 537 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following 2 courses and distances
7. North $87^{\circ} 05' 41''$ East, 130.84 feet to a point of curvature; thence
8. 648.10 feet along the arc of a curve deflecting to the right, having a radius of 780.00 feet (chord: South $69^{\circ} 06' 07''$ East, 629.62 feet) to a rebar and cap found at a point of tangency; thence running with the 4th line described in Liber 30800 at folio 537, with the 10th line described in Liber 30800 at folio 506 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following course and distance
9. South $45^{\circ} 17' 55''$ East, 123.10 feet to a rebar and cap found; thence running with the 11th through the 13th lines described in Liber 30800 at folio 506 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 the following 3 courses and distances
10. South $44^{\circ} 42' 05''$ West, 35.00 feet to a rebar and cap found; thence
11. South $45^{\circ} 17' 55''$ East, 130.00 feet to a rebar and cap found; thence

12. North $44^{\circ} 42' 05''$ East, 35.00 feet to a rebar and cap found at the beginning of the 14th line described in Liber 30800 at folio 506; thence running with said 14th line, with the 3rd line of Parcel Two as described in the aforesaid deed recorded in Liber 30800 at folio 527 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 206 and Plat 205 the following course and distance
13. South $45^{\circ} 17' 55''$ East, 606.04 feet, tangent, to a point of curvature; thence running with the 4th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 205 the following course and distance
14. 291.33 feet along the arc of a curve deflecting to the left, having a radius of 1040.00 feet (chord: South $53^{\circ} 19' 24''$ East, 290.37 feet) to a rebar and cap found; thence leaving said southerly right of way line of Fields road and running with the 5th and 6th lines of Parcel Two as described in Liber 30800 at folio 527 and binding on the southerly lines of Outlot A as shown on a plat of subdivision entitled "Washingtonian Center" and recorded among the aforesaid Land Records as Plat 15996 the following 2 courses and distances non-tangent
15. South $46^{\circ} 01' 12''$ East, 243.31 feet to a rebar and cap found; thence

16. North $66^{\circ} 13' 50''$ East, 145.38 feet, passing over a rebar and cap found on line at 137.92 feet, to a point; thence running with the 7th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the aforesaid southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 205 the following course and distance
17. South $77^{\circ} 30' 08''$ East, 473.07 feet to a point; thence running with part of the 8th line of Parcel Two as described in Liber 30800 at folio 527, the 5th line of Parcel One as described in Liber 30800 at folio 527 and the 3rd line described in Liber 30800 at folio 517 and binding on the aforesaid southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plats 205 and 204 the following course and distance
18. South $70^{\circ} 47' 38''$ East, 1382.51 feet, tangent, to a point of curvature; thence running with the 4th and 5th lines described in Liber 30800 at folio 517 and binding on the aforesaid southerly right of way line of Fields Road as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 204 the following 2 courses and distances
19. 157.71 feet along the arc of a curve deflecting to the right, having a radius of 5674.46 feet (chord: South $69^{\circ} 59' 51''$ East, 157.71 feet) to a point of tangency; thence

20. South 69° 12' 05" East, 41.97 feet to a point; thence running with the 6th and 7th lines described in Liber 30800 at folio 517 and binding on the westerly and southerly right of way line of Fields Road as shown on Maryland State Highway Administration Plat 11963 the following 2 courses and distances
21. South 19° 02' 11" West, 6.17 feet to a point; thence
22. South 71° 00' 27" East, 166.18 feet to a point; thence running with the 8th line described in Liber 30800 at folio 517 and binding on the westerly right of way line of Omega Drive as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 54 the following course and distance non-tangent
23. 381.30 feet along the arc of a curve deflecting to the right, having a radius of 285.00 feet (chord: South 10° 41' 44" East, 353.49 feet) to a point; thence running with the 9th line described in Liber 30800 at folio 517 and binding on the westerly line of Tract 2 as described in a deed from Shady Grove Associates II, LLC, a Maryland limited liability company, to Meridian/Northwestern Shady Grove West, LLC, a Delaware limited liability company, dated October 31, 2002 and recorded among the aforesaid Land Records in Liber 22261 at folio 137 the following course and distance non-tangent

24. South $33^{\circ} 59' 30''$ West, 1076.57 feet to a point; thence running with the 10th through 13th lines described in Liber 30800 at folio 517 and binding on the westerly right of way line of Omega Drive as shown on the aforesaid Montgomery County, Maryland Department of Transportation Right of Way Plat 54; and Montgomery County, Maryland Department of Transportation Right of Way Plat 19 the following 4 courses and distances non-tangent
25. 102.37 feet along the arc of a curve deflecting to the right, having a radius of 444.80 feet (chord: South $53^{\circ} 24' 54''$ West, 102.15 feet) to a point; thence
26. South $60^{\circ} 00' 30''$ West, 100.00 feet, tangent, to a point of curvature; thence
27. 176.48 feet along the arc of a curve deflecting to the left, having a radius of 1136.40 feet (chord: South $55^{\circ} 33' 34''$ West, 176.30 feet) to a point; thence non-tangent
28. North $86^{\circ} 29' 00''$ West, 36.55 feet to a point; thence running with the 14th through 16th lines described in Liber 30800 at folio 517 and binding on the northerly right of way line of Diamondback Drive (now known as Research Boulevard) as shown on Montgomery County, Maryland Department of Transportation Right of Way Plat 19 the following 3 courses and distances
29. North $43^{\circ} 26' 55''$ West, 135.48 feet to a point of curvature; thence

30. 223.04 feet along the arc of a curve deflecting to the left, having a radius of 902.09 feet (chord: North 50° 31' 54" West, 222.47 feet) to a rebar found at a point of compound curvature; thence
31. 279.01 feet along the arc of a curve deflecting to the left, having a radius of 4040.00 feet (chord: North 59° 35' 36" West, 278.95 feet) to a point; thence running with the 17th line described in Liber 30800 at folio 517 and binding on the northeasterly line of Parcel LL as shown on a plat of subdivision entitled "Decoverly Hall" and recorded among the aforesaid Land Records as Plat Number 17631 and the northeasterly line of Outlot 5 as shown on a plat of subdivision entitled "Decoverly Hall" recorded among the aforesaid Land Records as Plat Number 17633 the following course and distance non-tangent
32. North 43° 26' 54" West, 98.75 feet to an iron pipe found at the beginning of the 1st line described in Liber 30800 at folio 517; thence running with said 1st deed line, with 1st line of Parcel One as described in Liber 30800 at folio 527, with the 12th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the northerly line of Outlot 5 as shown on a plat of subdivision entitled "Decoverly Hall" and recorded among the aforesaid Land Records as Plat Number 17633, the northerly line of Parcel MM as shown on a plat of subdivision entitled "Decoverly Hall" and recorded among the aforesaid Land Records as Plat Number 17632, the northerly termination of Decoverly Drive as shown on plats of subdivision entitled "Decoverly Hall" and

recorded among the aforesaid Land Records as Plats Numbered 17632 and 18851, and the northerly line of Parcel A, Block 4 as shown on a plat of subdivision entitled "Discoverly Adventure" and recorded among the aforesaid Land Records as Plat Number 17658 the following course and distance

33. North 72° 13' 43" West, 1890.65 feet to a point; thence running with the 13th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the northerly line of the aforesaid Parcel A, Block 4 "Discoverly Adventure" as shown on the aforesaid Plat Number 17658 the following course and distance
34. North 84° 52' 25" West, 660.45 feet to a rebar and cap found; thence running with the 14th line of Parcel Two as described in Liber 30800 at folio 527 and binding on the northeasterly line of Parcel B, Block 4 as shown on the aforesaid Plat Number 17658 the following course and distance
35. North 25° 17' 00" West, 920.80 feet to a pinch pipe found; thence running with the 17th through 19th lines described in Liber 30800 at folio 506 and binding on the northerly lines Parcel B, Block 4 as shown on a plat of subdivision entitled "Discoverly Adventure" and recorded among the aforesaid Land Records as Plat Number 17658, the northerly termination of Diamondback Drive as shown on a plat of subdivision entitled "Discoverly Adventure" and recorded among the aforesaid Land Records as Plat Number 17657 and the northerly line of Parcel E, Block 1 as shown on a plat of subdivision entitled "Discoverly

Adventure" and recorded among the aforesaid Land Records as Plat Number 18721 the following 3 courses and distances

36. South 56° 05' 32" West, 216.55 feet to a rebar found, passing over a rebar and cap found on line at 189.13 feet; thence
37. North 78° 19' 52" West, 274.10 feet to a point, passing over a rebar and cap found on line at 79.03 feet; thence
38. North 89° 31' 50" West, 393.46 feet to the Point of Beginning; containing 7748278 square feet or 177.87599 acres of land.

This description is in conformance with a boundary survey performed by Rodgers Consulting, Inc., July, 2005, Job No. 575-C1.

This description is in the Maryland Coordinate System, NAD 83/91.

THE UNDERSIGNED, being a licensed surveyor, personally prepared or was in responsible charge of the preparation and the survey work reflected in this metes and bounds description, in compliance with the requirements set forth in "COMAR" Title 09, Subtitle 13, Chapter 06, Regulation .12.



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